

**MANAGEMENT CERTIFICATE
FOR
WYLIE SAGE CREEK RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Wylie Sage Creek Residential Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Sage Creek.
2. The name of the Association: Wylie Sage Creek Residential Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 Wylie Sage Creek Residential Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
5. The name and contact information for the Managing Agent of the Association:

 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230
 Allen, TX 75002
 Phone: 972-359-1548
 Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$100.00 (Do not collect).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**WYLIE SAGE CREEK RESIDENTIAL
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24th day of February, 2025, by Beverly Coghlan, Agent for the Association of WYLIE SAGE CREEK ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

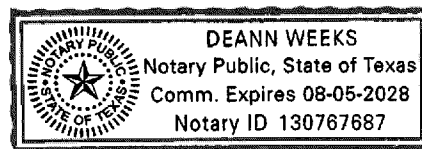


EXHIBIT A

Document	Recording Information
Sage Creek Phase One – January 1, 1900	Document No. L/597
Sage Creek Phase Two – January 1, 1900	Document No. L/706
Sage Creek Phase Three – January 1, 1900	Document No. N/211
Sage Creek Phase Four – January 1, 1900	Document No. O/567
Sage Creek Phase Five – January 1, 1900	Document No. M/135
Sage Creek Phase Six – January 1, 1900	Document No. N/456
Sage Creek Phase Seven – January 1, 1900	Document No. O/435
Sage Creek Phase Eight – January 1, 1900	Document No. Q/241
Sage Creek Phase Nine – February 23, 2007	Document No. 2007/87
Sage Creek Phase Nine-A – August 24, 2008	Document No. 2008/553
Sage Creek North – January 1, 1900	Document No. O/56
Declaration of Covenants, Conditions and Restrictions for Sage Creek, Wylie, Texas – February 14, 2000 (Ph 1&2)	Document No. 20000214000139930
First Amendment and First Supplement to Declaration – September 11, 2000	Document No. 20000911000984530
Second Supplement to Declaration (50.7752 ac) – May 11, 2001	Document No. 20010511000550990
Second Supplement to Declaration (50.7752 ac) - Refiled – August 10, 2001	Document No. 20010810000996590
Third Supplement to Declaration (Phase III) – August 10, 2001	Document No. 20010810000996600
Fourth Supplement to Declaration (Phase VI) – August 10, 2001	Document No. 20010810000996610
First Amendment and First Supplement to Declaration – Refiled (Phase V) – August 17, 2001	Document No. 20010817001029370
Fourth Supplement to Declaration (Phase VI) – September 20, 2001	Document No. 20010920001188460
Third Supplement to Declaration – Refiled (Phase III) – January 14, 2002	Document No. 20020114000072740
Fifth Supplement to Declaration (Phase VII) – May 15, 2003	Document No. 20030515000898700
Sixth Supplement to Declaration (Phase IV) – May 16, 2003	Document No. 20030515000898690
Second Amendment to Declaration – February 10, 2004	Document No. 20040210000186020

Seventh Supplement to Declaration (Phase VIII)– November 16, 2004	Document No. 20041116001657580
Amended/Restated Seventh Supplement to Declaration – August 17, 2005	Document No. 20050817001137030
Eighth Supplement to Declaration (Phase IX) – July 9, 2007	Document No. 20070709000937090
Ninth Supplement to Declaration (Phase IX-A) – August 25, 2009	Document No. 20090825001067120

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000020830

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 24, 2025 03:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000020830
Receipt Number: 20250224000580
Recorded Date/Time: February 24, 2025 03:53 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

